



The City of Berlin Code Enforcement

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Tax Deeded Property Pre-Bid Inspection

Property Address: 190 Glen Avenue, Berlin NH 03570		Occupancy: <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Two-Family <input type="checkbox"/> Other	
Inspector: Michel Salek accompanied by Angela Martin-Giroux, Health Officer		Inspection Date: 5-5-2020	Time: 9:00am
Owner & Address: City of Berlin, 168 Main Street, Berlin NH 03570		<input type="checkbox"/> C of C Renewal	<input checked="" type="checkbox"/> Initial
Additional Contact Info:			
Inspection/Re-Inspection/no-show	Date Performed	Fees Due	
Inspection	5-5-2020	n/a	
<p>ITEMS NOT IN COMPLIANCE WITH CITY OF BERLIN HOUSING CODE PER CITY ORDINANCE CHAPTER 8</p> <p>EXTERIOR: Wooden tread at front entrance stairs needs to be properly secured. Front railing at stairs needs to be properly secured. Open risers at front porch stairway to 2nd floor are greater than the 4 inch maximum allowable opening. Openings must be reduced in such a way as to maintain minimum 3/4" tread nosing overhang. Guardrail required on open side of front porch stairway. Continuous handrail needed at street side (left side) of ascending front porch stairway. Support post at rear entrance roof needs to be secured at the bottom. Repair work at front retaining wall recommended. New roof required. Chimney needs repair. Lawnmower being stored below rear porch needs to be stored in garage Second floor front porch service entrance cable is within 3' of guardrail. Protective guard needs to be installed to eliminate the hazard. Guardrail at 2nd floor front porch needs to be secured at/around stairway opening.</p> <p>GARAGE: Garage electrical to be evaluated. GFCI protection required. Garage exposed cardboard as interior finish needs to be removed.</p> <p>WORKSHOP/STORAGE SHED: Verify that electrical outlets are GFCI protected. (any attached storage areas need to be rated per code in order to store combustible items)</p> <p>BASEMENT: Existing hardwired detector needs to be replaced and interconnected with first floor detectors. Boiler needs service, service card is outdated. Oil line needs to be recessed into basement floor and mortared flush. Chimney cleanout needs to be cleaned and cleanout door properly secured. Landlord panel needs to be properly labeled Lawnmower being stored below rear porch needs to be stored in garage (attached storage areas need to be rated per code in order to store combustible items)</p> <p>NOTE: Existing floor support beams are sagging. Recommend that situation to be evaluated and consideration given to jack, re-support, and/or replace support beams to alleviate sagging and out of level floor conditions in first & second floor dwelling units as much as possible.</p> <p>First Floor</p> <p>APT 1: Verify GFCI protection at outlets within 6 feet of kitchen sink. Interior stair access at ceiling to be fire rated per code Laundry/bath: GFCI outlet required at washer, and existing outlet at sink needs to be properly re-wired to Code. New detectors required throughout in common areas and bedrooms. Detectors must be interconnected within dwelling unit and with basement detector. "Flat-counter top mounted" outlet at pantry needs to be relocated and installed per Code. No lavatory in master bedroom toilet facility (lavatory is required). Floor is out of level. This condition is inherent to the nature of this existing structure. (See basement note)</p>			

Second Floor

APT 2

New detection required in common areas and bedrooms

Bedroom doors are missing – doors are required for bedrooms.

Ceiling needs repair in southeast corner room.

Floors are out of level. This condition is inherent to the nature of this existing structure. **(See basement note)**

COLD SPACE ABOVE 2ND FLOOR CEILING: Not accessible at time of inspection. Recommend that insulation in this space be evaluated and upgraded to R-49 minimum per energy code. Any exposed knob and tube wiring is to be removed and replaced per NEC code.

- *** NOTES: **All electrical, plumbing, & heating systems need to be evaluated by professional contractors.**
- **The building needs to pass the City of Berlin's Ch. 8 Housing Inspection prior to any occupancy.**
- **All proper permits need to be secured prior to commencing any work.**
- **Contact Berlin Fire Department to verify any additional requirements.**

**** ALL ELECTRICAL AND PLUMBING WORK MUST BE DONE BY NH MASTER LICENSED CONTRACTORS****

STD. NOTES: Automatic sprinkler required above boilers.

4"DIA smooth metal duct dryer vents are req'd. Transition ducts to be 8' long max & type UL2158A.

Remind Tenants: All egress windows must be kept clear of obstructions and be accessible at all times.

Smoke/CO detectors are not to be tampered with.

Any areas including attached storage sheds and porches require a 1 hour fire rating if storing combustibles.



Issue Date: n/a		Expiration Date: n/a	
Above Items need to be corrected			
Inspector's Signature: <i>Michel Salek</i>		Re Inspection Date: TBD	